

**BOARD OF ISLAND COUNTY COMMISSIONERS MINUTES OF MEETING
APRIL 21, 2015 – REGULAR SESSION**

The Board of Island County Commissioners (including Diking Improvement District #4) met in Regular Session on April 21, 2015 beginning at 10:01 a.m. in the Board of County Commissioners Hearing Room (Room # 102B), Annex Building, 1 N.E. 6th Street, Coupeville, Washington. Helen Price Johnson, Chair, Richard Hannold, Member and Jill Johnson, Member were present. The meeting began with the Pledge of Allegiance.

Note: To view the video recording of this meeting, go to the County's [website](#) or directly to [the video](#). If you are interested only in a specific topic, click on the timestamp located on [the agenda](#) for that particular issue to hear the discussion.

PUBLIC INPUT OR COMMENTS

[Documents on file with the Clerk of the Board]

No Public Comment

MODIFICATION TO THE AGENDA

ADDED TO THE REGULAR AGENDA:

- Item 12: Job Requisition No. 040/15 – Building Permit Processing Manager
- Item 13: Letter Re: SSB5077/Auditor's O & M Funds

ACTION TAKEN:

Motion by Commissioner Johnson to approve the Agenda as modified, second by Commissioner Hannold. Motion carried 3-0

CONSENT AGENDA

[Documents on file with the Clerk of the Board]

Pre-audited bills:	\$275,234.80
Vouchers:	\$378,154.76
Electronic funds transfers:	\$453,410.15
Payroll:	\$612,668.17
Minutes:	Work Session - 04/01/15

Enhanced 911

Interlocal Agreement Amendment A with ICOM for WA State Enhanced 911 FY15 Wireline & Wireless Funds. The amendment adjusts funds based on updated expenditures and projected revenues. Contract No. E15-026; Amount: \$59,966 (-\$17,276) (RM-BOCC-2015-107)

Public Works- County Roads

- Local Agency Federal Aid Project Prospectus – WA State Department of Transportation; Optical Vehicle Detection; CRP 14-06
- Local Agency Agreement – WA State Department of Transportation; Optical Vehicle Detection; CRP 14-06; Amount: \$207,900. Federal-\$173,000/County-\$34,900 (RM-PW-2015-084) (PW-1520-034)
- Agreement – City of Oak Harbor; Mutual Aid and Cooperation of Auction Services between the City of Oak Harbor and Island County (RM-PW-2015-130) (PW-1520-059)

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Public Works- Parks

Amendment No. 2 – WA State Recreation and Conservation Office; Trillium Community Forest, RCO No. 12-1559A; Redistribution of Funding Sources (RM-PW-2015-116) (PW-1520-055)

Public Works- Solid Waste

Resolution C-43-15 (SW-01-15) – Surplus of County Property – 1991 AMFAB Compactor Equipment No. 722

ACTION TAKEN:

Motion by Commissioner Hannold to approve the Consent Agenda as presented, second by Commissioner Johnson. Motion carried 3-0

REGULAR AGENDA

[Documents on file with the Clerk of the Board]

Commissioners

Resolution C-44-15 Proclaiming April 22, 2015 Earth Day in Island County

ACTION TAKEN:

Motion by Commissioner Hannold to adopt Resolution C-44-15 Proclaiming April 22, 2015 Earth Day in Island County, second by Commissioner Johnson. Motion carried 3-0

Treasurer

Bid Award – Title Reports for 2015 Tax Foreclosure

Wanda Grone, Island County Treasurer and Roberta Happel, Foreclosure Deputy, recommended that the Board accept the bid from First American Title. While Land Title and Escrow submitted a lower estimate of cost, the stated rate was not guaranteed beyond 100 parcels. The Treasurer is proposing First American Title because its rate is guaranteed beyond 100 parcels. With 150 parcels anticipated in the 2015 foreclosure process, the ultimate cost would be more predictable.

ACTION TAKEN:

Motion by Commissioner Hannold to accept the bid from First American Title for the 2015 Tax Foreclosure Title Report, second by Commissioner Johnson. Motion carried 3-0

Human Resources

ADDED TO THE REGULAR AGENDA

Job Requisition No. 040/15 – Building Permit Processing Manager

Melanie Bacon, Human Resources Director, David Wechner, Planning and Community Development Director, along with Building Official Andy Griffin, provided the staff report.

ACTION TAKEN:

Motion by Commissioner Johnson to approve Job Requisition No. 040/15, second by Commissioner Hannold. Motion carried 3-0

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Commissioners

ADDED TO THE REGULAR AGENDA

Letter RE: SSB5077/Auditor's O & M Funds

Commissioner Price Johnson explained the advocacy letter brought forward through her work as the WSAC Legislative Steering Committee Representative. SSB5007 would have a local impact by sweeping the Auditor's current O & M funds into the State General Fund. The proposed letter would ask State Representatives and the Senator to oppose that action and not create a new unfunded mandate for Island County and counties across the state.

ACTION TAKEN:

Motion by Commissioner Johnson to authorize the Chair to sign the letter regarding SSB5077/Auditors O & M Funds, second by Commissioner Hannold. Motion carried 3-0

COMMISSIONERS COMMENTS AND ANNOUNCEMENTS

Board members provided their respective comments and announcements.

ACTION TAKEN:

Motion by Commissioner Hannold to recess Regular Session, second by Commissioner Johnson. Motion carried 3-0

At 10:43 a.m. the Board recessed, reconvening at 6:00 p.m. for public hearing.

PUBLIC HEARINGS

[Documents on file with the Clerk of the Board]

Planning & Community Development

6:00 p.m. Public Hearing: Resolution C-34-15 (PLG-002-15) Adopting Revised Countywide Planning Policies for the Purpose of Coordinating the GMA Planning Activities of the Governments of Island County

Of Record:

Agenda (GMA No. 11431)

Legal Notice (GMA No. 11391 WNT/SWR – GMA No. 11393 SCN)

Attendance Sheet (GMA No. 11432)

PowerPoint Presentation -

Island County Comprehensive Plan 2016 Review and Update (GMA No. 11433)

Email from Chet Ross, Freeland Chamber of Commerce (GMA No. 11434)

Email from Allen Peyser (GMA No. 11435)

Brad Johnson and Amanda Almgren with the Planning and Community Development Department provided the staff report. Mr. Johnson talked about the development, purpose and intent of the Countywide Planning Policies, the process to date, and timeline for final adoption. The three key policy areas include:

- Urban Growth Areas (UGAs)
- Joint Planning Areas (JPAs)
- Common methods developed for data analysis, projections and forecasting.

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Public comments were offered by:

- Lou Malzone, representing the Freeland Water and Sewer District
- Tom Kangas
- Cac Kamak, Sr. Planner with the City of Oak Harbor
- Garrett Newkirk
- Al Peyser
- Gary Stone
- Rufus Rose

There being no additional remarks, Commissioner Price Johnson closed the public hearing. Staff proceeded to respond to questions and concerns raised by citizens.

For the benefit of the Commissioners and those in attendance, Mr. Johnson addressed the timeline and adoption process going forward:

- The Board's adoption of the resolution would trigger a requirement that the Planning Department send notification to the municipalities and relevant State agencies, beginning a 60-day comment period.
- The City of Oak Harbor would compile its comments, as would other municipalities, and submit those to the County in that 60-day comment period.
- At the end of the 60-day comment period County staff would reconcile comments received from State agencies, municipalities, and individuals, making any necessary changes to the document at that time. A final draft of the Countywide Planning Policies would then be forwarded to the Planning Commission and Board for adoption and implementation.

ACTION TAKEN ON THE AMENDMENT:

Motion by Commissioner Hannold to delete the last two sentences in section 3.4.5 and add to Exhibit "B" that additional flexibility was warranted with respect to the waiver process in 3.4.5 in recognition of the unique development characteristics of the Freeland NMUGA and those areas lying outside of municipal boundaries but within urban growth areas, second by Commissioner Johnson. Motion carried 3-0

Exhibit A

Change reflected on page 22

3.4 Urban Development

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- 5. Development Regulations may be adopted by the Municipalities (or by the County in the case of the Freeland NMUGA) which allow variances or waivers to be granted from the above requirement in situations where public sewer and water cannot be provided economically due to topographical constraints or an inability to obtain the approval of intervening land owners. ~~Waivers or variances should only be granted to serve existing development or to permit the development of single family homes on existing lots. Waivers or variances shall not be used to permit land division or the establishment of new non-residential uses.~~***

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Exhibit B

Addition reflected on page 44

The Board of Island County Commissioners adopts the findings of fact of the Planning Commission attached as Exhibit A to this Resolution. Additionally, the Board of Island County Commissioners finds that additional flexibility is warranted with respect to the waiver process in policy 3.4.5 in recognition of the unique development characteristics of the Freeland NMUGA and those areas lying outside of municipal boundaries but within urban growth areas.

ACTION TAKEN ON THE RESOLUTION:

Motion by Commissioner Johnson to adopt Resolution C-34-15 (PLG-002-15) Adopting Revised Countywide Planning Policies for the Purpose of Coordinating the GMA Planning Activities of the Governments of Island County, second by Commissioner Hannold. Motion carried 3-0 (GMA No.11436)

COMMISSIONERS COMMENTS AND ANNOUNCEMENTS

Board members provided their respective comments and announcements.

There being no further business to come before the Board the meeting adjourned at 7:40 p.m. The Board will meet next in Regular Session on Tuesday, April 28, 2015 beginning at 10:00 a.m. followed by Roundtable at 2:00 p.m.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

Helen Price Johnson, Chair

Richard M. Hannold, Member

Jill Johnson, Member

ATTEST:

Debbie Thompson
Clerk of the Board